



Timbercroft

Plaistow Road, Loxwood, Billingshurst, West Sussex, RH14 0TU

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Alex Harvey
A passion for property

Timbercroft

A well-presented four-bedroom detached chalet-style bungalow, situated on a mature plot with integrated garage/conversion* and gated driveway. Located in the semi-rural village of Loxwood, a short drive from the village of Billingshurst with a mainline railway station.

- DETACHED CHALET-STYLE BUNGALOW
- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- CONSERVATORY
- MATURE WELL-MAINTAINED REAR GARDEN
- SEMI-RURAL VILLAGE LOCATION



This deceptively spacious detached home offers versatile accommodation arranged over two floors with plenty of storage, driveway parking, and a substantial, mature rear garden.

The welcoming hallway provides access to two double bedrooms, dining room, family bathroom, kitchen, stairwell to the first floor, and the sitting room.

The two ground floor bedrooms are both doubles with plenty of natural light. The dining room is a generous space with double doors leading into the conservatory which has heating and a ceiling fan enabling year-round enjoyment. The spacious sitting room has a feature fireplace and views to the front garden.

The kitchen is a lovely bright space with plenty of natural light and practical yet stylish tiled flooring. The kitchen is fitted with a variety of modern units with wood-effect worktops. Appliances include an electric range-style cooker with extractor over and an integral fridge. The attached utility room offers space with plumbing for a washing machine and dryer.

The central, stairwell leads to the first-floor landing which provides access to two further double bedrooms and the first-floor shower room. From bedroom two is access to the useful eaves storage.

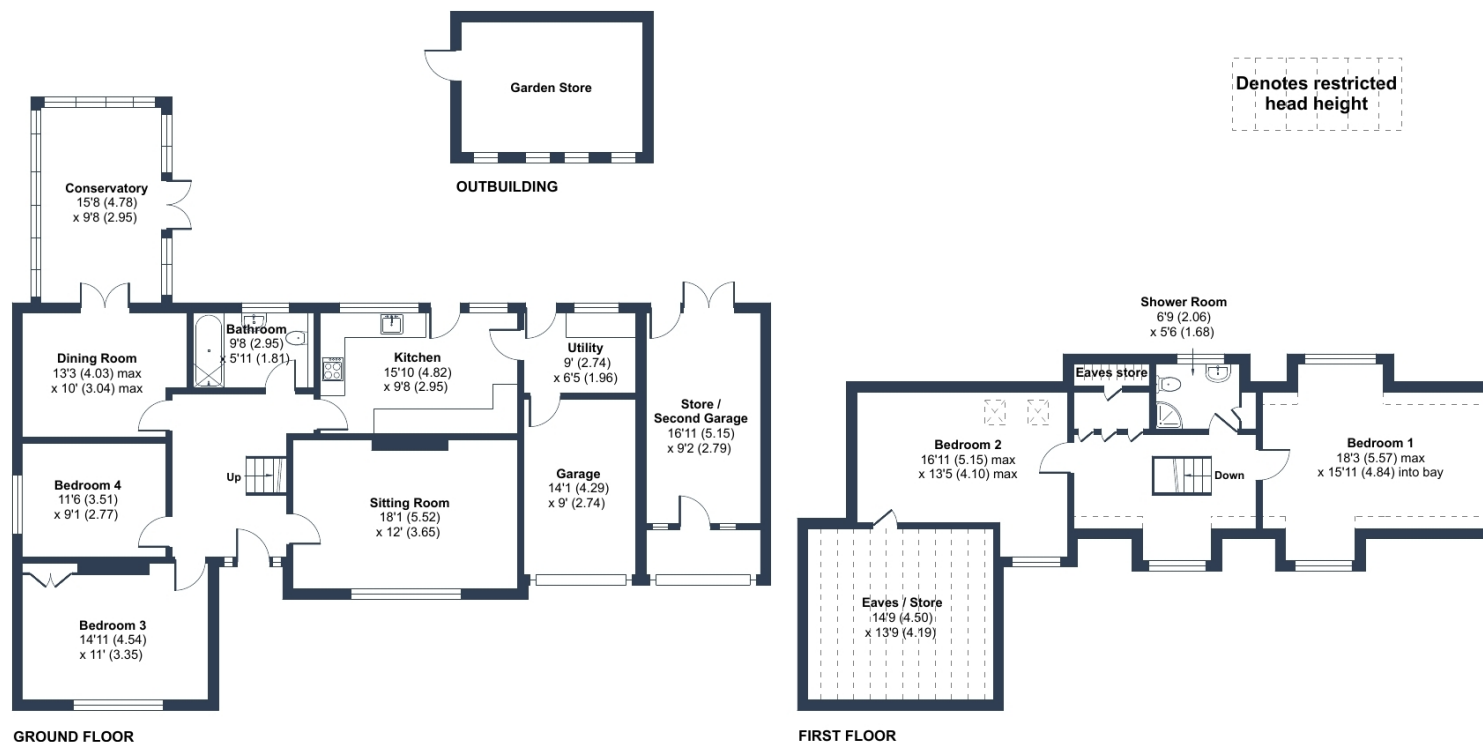


OUTSIDE

The property is approached via a gated driveway which provides parking for several vehicles. The garage conversion* could easily be reverted to a single or double garage. The front garden is mainly laid to lawn with mature hedging. A side gate leads to the mature rear garden, a haven for aspiring gardeners, with a substantial area of lawn, mature planting, summer house, greenhouse and two garden storage buildings. To the rear of the property is a patio area with a raised deck including a pergola.

Loxwood is a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, award winning butcher, well-reviewed public house, and a variety of sports clubs including cricket and football. Located less than six miles from Billingshurst with a mainline station offering services to London/Victoria and the south coast.





Approximate Area = 1803 sq ft / 167.5 sq m (excludes garden store)

Limited Use Area(s) = 261 sq ft / 24.2 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1335411

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, oil, water and mains drainage are currently connected to the property. Council Tax Band F, however this could be subject to change. EPC-D. *The garage conversion is not to current building regulations and could be reverted to a single or double garage.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

